



GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment** which is scheduled for Monday, **April 26, 2010 at 5:30 p.m.** in the City Council Chamber of the Melvin Municipal Office Building.

I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. OLD BUSINESS

IV. CONTINUANCES/WITHDRAWALS

V. NEW BUSINESS

1. VARIANCE

- (a) BOA-10-06: **4900 LAKE JEANETTE ROAD** Samuel Anderson requests variances from the rear and side setback requirements.

Variance #1: A proposed attached garage will encroach 25 feet into a required 30 foot rear setback.

Variance #2: The proposed garage will encroach 3 feet into a 15 foot side street setback adjacent to Roberson Comer Road.

Table 30-4-6-1, Present Zoning-RS-12, BS-175, Cross Street-Roberson Comer Road.

- (b) BOA-10-07: **3700 WHITWORTH DRIVE** Wade Journey Homes, Inc and Stephanie Miller request a variance from the minimum side setback requirement.

Variance: A proposed single family dwelling will encroach 0.4 feet into a 5-foot side setback. Tables 30-4-6-1 and 30-4-6.2, Present Zoning-RS-12(CL), BS-131, Cross Street-McKnight Mill Road.

- (c) BOA-10-08: **321 CRAIG STREET** Elaine Dillard requests a variance from a major thoroughfare (Randleman Road). *Variance:* A proposed room addition will encroach 11.88 feet into a 45-foot setback adjacent to Randleman Road. Table 30-4-6-1, Present Zoning-RS-7, BS-19, Cross Street-Randleman Road.

- (d) BOA-10-09: **2002 HARDIE STREET** Angie McCormick requests variances from the maximum fence height requirement.

Variance #1: An existing fence exceeds the maximum height of 4 feet by 2 feet within 15-feet of the Hardie Street right-of-way. Section 30-4-9.6(A).

Variance #2: Sections of the same fence exceeds the maximum height of 7 feet by 1 foot. Section 30-4-9.6(A).

Present Zoning-RS-7, BS-21, Cross Street-Phoebe Drive.

- (e) BOA-10-10: **3018 SHADY LAWN DRIVE** Linda Southard requests a variance from the maximum square footage allowed for detached buildings in residential districts. *Variance:* The combination of an existing detached accessory building (192 square feet) and a proposed detached accessory building (720 square feet) will exceed the maximum square footage allowed of 700 square feet by 212 square feet. Section 30-4-8.4, Present Zoning-RS-9, BS-83, Cross Street-Brookcliff Drive.

2. SPECIAL EXCEPTION

- (a) BOA-10-11: **3113 MCCONNELL ROAD** Ronald King requests a Special Exception as authorized by Section 30-5-2.37(B) to allow a separation of 25 feet from one family care home (6 or less persons) to another family care home (6 or less persons) when 1,320 feet is required. Present Zoning-RS-7, Block Sheet-35, Cross Street-Franklin Boulevard.

3. APPEAL OF AN ADMINISTRATION INTERPRETATION

- (a) BOA-10-12: **4922 MARY STREET** Terry Walsh appeals the zoning interpretation by the office of the Planning Director that the proposed operation of a sexually oriented business located at 4922 Mary Street represents an illegal nonconforming use under the City of Greensboro Development Ordinance. Section 30-9-6.4(A)(1), Present Zoning-HI, BS-115, Cross Street-Edwardia Drive.

VI. OTHER BUSINESS